

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-060**

**Petitioner:** Westplan Investors  
**Rezoning Petition No.:** 2020-060  
**Property:** ± 11.658 acres located at the northwest intersection of Berkeley Place Drive and Wright Hill Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held virtually on Thursday, July 23<sup>rd</sup>, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/13/2020. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Thursday, July 23<sup>rd</sup>, 2020, at 6:30 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Brad Johnson with Westplan Investors and Eddie Moore with McAdams. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the site location and the current entitlements for office and retail uses.

Brad Johnson gave a brief overview of Westplan Investors. Headquartered in Atlanta, WP Group Acquisitions, LLC is the owner/operator of 9 apartment developments across the Southeast, including 2 in Charlotte.

The site plan associated with this rezoning petition proposes to develop a multi-family residential community with up to 198 dwelling units. Access to the Site will be from Berkeley Place Drive and Wright Hill Road.

#### **II. Summary of Questions/Comments and Responses:**

The attendee asked about the construction timeline. Brad Johnson explained that with a successful rezoning, construction could commence in early 2021 with an 18-month buildout.

Keith MacVean thanked those in attendance and the meeting was adjourned

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

There are no changes as a result of this meeting

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Brad Johnson, Westplan Investors  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-060	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-060	04718102	BECKHAM	LILY ANN ELIZABETH			3218 HAMPTON DOWNS DR	JENNIFER METROSKY/HARRIET METROSKY/GUARDIANS	MONROE	NC	28112
2020-060	04718103	KING	MIRIAM L	DONALD F JR	KING	933 WEST MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2020-060	04718104	DEATON	SARAH E			1001 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2020-060	04718107	MALLARD CREEK STORE #2 LLC				PTA-CS 6630	PO BOX 320099	ALEXANDRIA	VA	22320
2020-060	04718108	LANDMARK AT GREENBROOKE COMMONS LLC			C/O MARVIN F POER & CO	PO BOX 56607		ATLANTA	GA	30343
2020-060	04718111	BERKELEY PLACE APARTMENT OWNER LLC			C/O BOSTON CAPITAL REAL ESTATE PARTNERS	ONE BOSTON PL STE 2100		BOSTON	MA	02108
2020-060	04718122	RCDC HOLDINGS LLC				10125 BERKELEY PLACE DR		CHARLOTTE	NC	28262
2020-060	04718125	PINNACLE POINT DEVELOPMENT LLC				610 E MOREHEAD ST		CHARLOTTE	NC	28202
2020-060	04718126	PATIBANDLA	PRABHAKAR			10677 TIGERTON LN		CHARLOTTE	NC	28269
2020-060	04718127	JUST LOVELY SALON INC				10205 ARBORALE AVE		CHARLOTTE	NC	28269
2020-060	04718128	WILLIAMS	ANDRE D			10230 BERKELEY PLACE DR STE 130		CHARLOTTE	NC	28262
2020-060	04718129	VP & VM LLC				11517 SHIMMERING LAKE DR		CHARLOTTE	NC	28214
2020-060	04718130	WANG	XIAO HUA			10230 BERKELEY PLACE DR UNIT 150		CHARLOTTE	NC	28262
2020-060	04718131	BERKELEY HAVEN LLC				10230 BERKELEY PL STE 200		CHARLOTTE	NC	28262
2020-060	04718132	GALAXY ONE HOLDINGS LLC				10230 BERKELEY PLACE DR UNIT 230		CHARLOTTE	NC	28262
2020-060	04718133	GALAXY ONE HOLDINGS LLC				10230 BERKELEY PLACE DR UNIT 230		CHARLOTTE	NC	28262
2020-060	04718134	BURGIO & ASSOCIATES LLC				10230 BERKELEY PL DR STE 160		CHARLOTTE	NC	28269
2020-060	04718135	LE WINK LLC				2918 ROYAL FERN LN		CHARLOTTE	NC	28215
2020-060	04718136	CLEVELAND PLACE LLC				910 EAST BLVD STE 200		CHARLOTTE	NC	28203
2020-060	04718137	ORION HOLDINGS GROUP LLC				8311 BRIER CREEK PKWY,STE 105-225		RALEIGH	NC	27617
2020-060	04718138	NI TTANY LLC				3300 FRENCH WOODS RD		CHARLOTTE	NC	28269
2020-060	04718140	PARK REAL ESTATE GROUP LLC				10411 FALLINFG LEAF DR NW		CONCORD	NC	28027
2020-060	04718142	PINNACLE POINT INVESTMENTS LLC				ATTN;MARCEL POPESCU	PO BOX 8	WAXHAW	NC	28173
2020-060	04718144	SHEARER	DAVID M	CYNTHIA L	SHEARER	5745 LAGRANDE DR		CHARLOTTE	NC	28269
2020-060	04718145	ROYAL FELLAS LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2020-060	04718146	QUEEN`S OF BANNER LLC				1505 BURNING LANTERN LN		KANNAPOLIS	NC	28081
2020-060	04718148	PINNACLE POINT MASTER ASSOCIATION INC				4523 PARK RD STE 201A		CHARLOTTE	NC	28209
2020-060	04718149	MECK-PINNACLE LLC				110 S STRATFORD RD 5TH FL		WINSTON-SALEM	NC	27104
2020-060	04718150	MECK-PINNACLE LLC				1691 WESTBROOK PLAZA DR		WINSTON-SALEM	NC	27103
2020-060	04718151	HARGETT	ANN ADAMS	RONALD HOPE	ADAMS	205 SPRING RUN RD		MOORESVILLE	NC	28117

2020-060	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-060		Tenaeya	Barrett	10125 PINESADOW DR	206	Charlotte	NC	28262
2020-060	Claybrooke Neighborh	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2020-060	Mallard Grove Homeov	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
2020-060		Kerrie	Stewart	10656 Hill Point Court		Charlotte	NC	28262
2020-060	Maplewood	Ravi	Vallabhapuram	1147 Boxelder Ln		Charlotte	NC	28262
2020-060	Smallwood In Action	Odessa	Alexander	1701 Sir Anthony Dr		Charlotte	NC	28262
2020-060	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262
2020-060		Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2020-060		Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-060 – Westplan Investors**

Subject: Rezoning Petition No. 2020-060

Petitioner/Developer: Westplan Investors

Current Land Use: Vacant

Existing Zoning: CC

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Thursday, July 23<sup>rd</sup>, 2020 at 6:30 p.m.**

**Virtual Meeting RSVP:** *Please email [dujuanakeys@mvalaw.com](mailto:dujuanakeys@mvalaw.com) or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-060 in your response.*

Date of Notice: 7/13/2020

We are assisting Westplan Investors (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the northwest intersection of Berkeley Place Drive and Wright Hill Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email [dujuanakeys@mvalaw.com](mailto:dujuanakeys@mvalaw.com) or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by July 22<sup>nd</sup>.*

**Residents or property owners who expect they will be unable to access the virtual meeting are asked to email [dujuanakeys@mvalaw.com](mailto:dujuanakeys@mvalaw.com) or call 704.331.2371 to make alternative arrangements for receiving the presentation information.**

**Background and Summary of Request:**

This Petition involves a request to rezone the ± 11.658-acre Site from CC to UR-2(CD), to allow the development of the site with residential uses.

The site plan associated with this rezoning petition proposes to develop a multi-family residential community with up to 198 dwelling units. Access to the Site will be from Berkeley Place Drive and Wright Hill Road.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, July 23<sup>rd</sup>, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531) [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) - Thank you.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department

Brad Johnson, Westplan Investors  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



**2020-060 REZONING COMMUNITY MEETING  
REGISTERED PARTICIPANTS**

jack@jernigancapital.com